



David B. Cohen
Mayor

CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
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Public Hearing Date:	November 18, 2008
Land Use Action Date:	January 21, 2009
Board of Aldermen Action Date:	February 2, 2009
90-Day Expiration Date:	February 16, 2009

DATE: November 18, 2008

TO: Board of Aldermen

FROM: Michael Kruse, Director of Planning and Development
Candace Haven, Chief Planner
Benjamin Solomon-Schwartz, Senior Planner

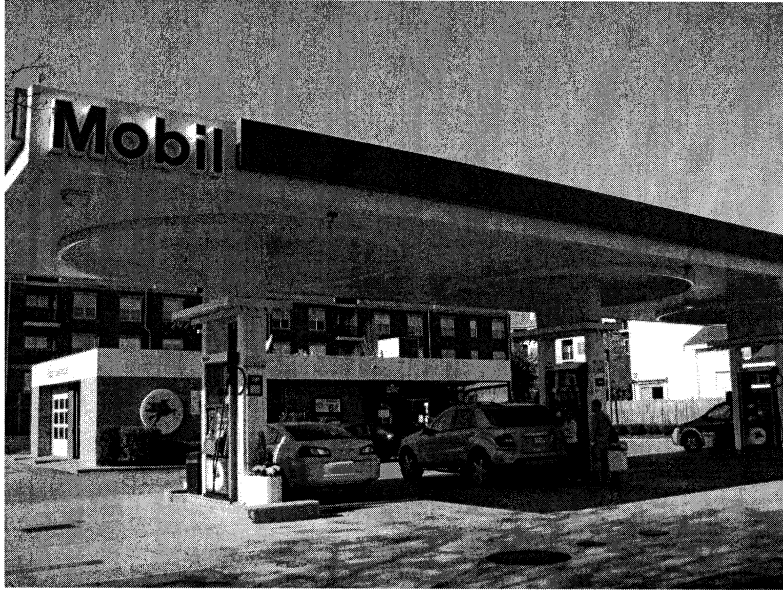
SUBJECT: #332-08 COMMUNITY SERVICE STATIONS, INC. petition to AMEND Special Permit/Site Plan Approval #280-98(2), granted on December 4, 2000, by converting the one remaining full-service pump to self-service, making all six fueling positions self-service at 79 NEEDHAM STREET, Ward 5, on land known as Sec 51, Blk 28, Lot 19, containing approx 19,625 sf of land in a district zoned MIXED USE 1. Ref: Sec 30-24, 30-13 (b)(8), 30-5(c)(2) of the City of Newton Rev Ord, 2007.

CC: Mayor David B. Cohen

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will want to consider in its discussion at a subsequent Working Session.

EXECUTIVE SUMMARY

The site consists of an existing gasoline service station at the north end of Needham Street. Currently five of the six pumping stations are self service, while the sixth pumping station is currently full-service. Section 30-13(b)(8) provides that the Board of Alderman may grant a special permit for a gasoline service station, and Section 30-5(c)(2) allows the Board of Alderman to grant a special permit for the operation of self-service pumping station. A special permit approved per Board Order #280-98(2) (*SEE*



ATTACHMENT "A") permitted the five self-service pumps in December 2000. The petitioner reports declining sales from the full-service station and seeks to amend the existing special permit in order to convert the sixth pumping station to self-service.

The petitioner does not propose any construction with this change, as the current infrastructure is adequate for self-service at all pumping stations. The facility will retain all existing services beyond the gasoline pumps.

The conversion of the pumping station as proposed should not significantly reduce the full-service options in the City of Newton nor will it eliminate the full-service options in the vicinity of Needham Street. However, the gradual elimination of full-service options may pose a hardship to the elderly and people with disabilities. Outside of the context of this petition, *further exploration of the City's policy regarding the provision of full-service options may be useful in assessing the City's long-term objectives pertaining to gasoline sales.*

I. SIGNIFICANT ISSUES FOR CONSIDERATION

In reviewing this petition the Board should consider whether the following findings apply:

- ◆ The public convenience and welfare will be not be diminished by changing the last remaining full-serve gasoline dispenser at this station to self-service; and
- ◆ The use as developed and operated will not adversely affect the neighborhood.

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

A. Neighborhood and Zoning

The property is located at the northeast end of the Needham Street commercial corridor. The site is bordered on the south and west by the “Avalon at Newton Highlands” apartment complex, and on the north by the International Bicycle shop. Across Needham Street to the east is the New England Mobile Book Fair. The site is within a large Mixed-Use 1 district. The land across Needham Street to the east is zoned Mixed Use 2 (*SEE ATTACHMENTS “B” AND “C”*). The nearest gas stations are on Winchester Street, Route 9 and across the Charles River on Highland Avenue in the Town of Needham.

B. Site

The site has been operated as a service station and oil distributor since 1935, and Community Service Stations, Inc. has operated a Mobil Service Station on this site since 1990. The site is approximately 19,625 sq.ft. in area and includes 125 feet of frontage on Needham Street. The site is accessed by two driveways that are about 40 feet apart. The one-story, 1,920 sq.ft., brick-faced building is approximately 12 feet in height and contains a two-bay garage. This main structure is approximately 39 feet from Needham Street. In front of this building are three service islands covered by a 17 foot high canopy with recessed lighting. There is a detached storage building at the rear of the site, which was approved in 1998 for use as an inspection bay.

III. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

The petitioner reports declining full-service sales, as well as increasing costs for maintaining the staff to support the full-service operation. The petitioner reports a decline of gasoline sold via full-service from 143,925 gallons in August 2004 to 131,885 gallons in July 2008. Moreover, the petitioner reports that full-service sales represent a declining percentage of total sales, declining from 3.7% of the total gallons sold in August 2004 to 2.3% of the total gallons sold in July 2008 (*SEE ATTACHMENT “D”*). Given the declining sales and the cost of full staffing for the full-service station, a conversion of the remaining full-service station to self-service may reduce wait times at peak periods.

The petitioner demonstrates a commitment to continued quality service by retaining all the other service options on site, including the inspection sticker operation and on-site vehicle service and repairs.

The conversion of the station would reduce service options for the elderly and people with disabilities. These populations may be unable to pump their own gas or may do

so only with a high level of difficulty. ***The federal Americans with Disabilities Act requires any gasoline station with no full service facilities to provide full service to the disabled upon request and without any additional charge.*** However, such arrangements are not as beneficial to people with disabilities and the elderly as a full-service facility.

Of the 18 gasoline stations in the City of Newton that are currently operational, twelve provide only full-service, four provide only self-service, and three provide both self-service and full-service options. The closest gas station to the petitioner's property, located at 50 Winchester Street, provides four full-service pumping stations.

An examination of the pricing of gasoline stations throughout the City of Newton reveals that the price of gasoline at the petitioner's facility is comparable to prices elsewhere in the city (***SEE ATTACHMENT "E"***). Prices at the 79 Needham Street facility fall within the range for full-service and self-service options. For example, on October 27, 2008, the petitioners charged \$2.659 for regular self-service gasoline, while prices elsewhere ranged between \$2.599 and \$2.699. On the same day, the petitioners charged \$2.759 for regular self-service gasoline, while prices elsewhere ranged between \$2.599 and \$2.95. Differences in price do not appear to be driving the decline in full-serve sales at the petitioner's facility.

The difference between the price for full-service and self-service gasoline at 79 Needham Street is also comparable to the price difference found at the other stations that offer both full-service and self-service. At 79 Needham Street and the Shell at 979 Watertown Street, there is a ten-cent premium for full-service. At West Newton Auto Services at 1200 Washington Street, the prices for full-service and self-serve gasoline are equal.

The conversion of the pumping station as proposed should not significantly reduce the full-service options in the City of Newton nor will it eliminate the full-service options in the vicinity of Needham Street. However, the gradual elimination of full-service options may pose a hardship to the elderly and people with disabilities.

B. Building and Site Design

No changes will be made to the building or site design.

C. Parking and Circulation

No construction or changes in parking or circulation are planned. The change of a single pumping station to self-service does not require any additional parking stalls.

D. Landscape Screening, Lighting, and Signage

Because there are not changes to the physical structure of the station, no changes to landscaping, lighting or signage are either planned or necessary.

IV. COMPREHENSIVE PLAN

The 2007 *Newton Comprehensive Plan* does not discuss the role of full-service and self-service gasoline stations in the City of Newton. It does emphasize the importance of diversity in the City, including services for the elderly and people with disabilities. Conversions of full-service gasoline pumping stations to self-service stations may reduce service options for this population. The *Newton Comprehensive Plan* suggests that any benefit for the population as a whole must be weighed against the disadvantages for the elderly and people with disabilities. As a whole, this petition is consistent with the *Newton Comprehensive Plan*.

V. TECHNICAL REVIEW

- A. Technical Considerations (Section 30-15). The existing site is nonconforming with respect to lot area and the setbacks of the detached inspection bay structure as approved through previous special permits. However, there are no proposed changes to the site or any of the exiting structures that would require consideration of dimensional controls.
- B. Parking Requirements (Section 30-19). The conversion of a single gasoline pumping station from full-service to self-service would not trigger any additional parking requirements.
- C. Other Reviews
 1. Engineering. The Associate City Engineer reviewed this project at the time of building permit and had no concerns about this proposed change.
 2. Fire Department. Assistant Fire Chief Proia reviewed site plans (*SEE ATTACHMENT "F"*) and has approved the site layout for accessibility.

VI. ZONING RELIEFS SOUGHT

Based on the completed zoning review, dated September 18, 2008 (*SEE ATTACHMENT "G"*), the petitioners are seeking approval through or relief from:

- Section 30-13(b)(8) to allow a gasoline service station in the MU-1 zoning district;
- Section 30-5(c)(2) to amend Board Order #280-98(2) to allow the conversion of a sixth pumping station from full-service to self-service;
- Section 30-23 for Site Plan Approval; and
- Section 30-24 for approval of Special Permit.

VII. Summary of Petitioner's Responsibilities

The petition is currently complete.

ATTACHMENTS

ATTACHMENT A:	<i>Board Order 280-98(2), dated December 4, 2000</i>
ATTACHMENT B:	<i>Land Use Map</i>
ATTACHMENT C:	<i>Zoning Map</i>
ATTACHMENT D:	<i>Gasoline Sales at 79 Needham Street</i>
ATTACHMENT E:	<i>Gas Price Comparison</i>
ATTACHMENT F:	<i>Fire Department Review, dated October 27, 2008</i>
ATTACHMENT G:	<i>Zoning Review Memorandum, dated September 18, 2008</i>

DEPARTMENT OF
PLANNING AND DEVELOPMENT
CITY HALL
1000 Commonwealth Avenue
NEWTON, MASSACHUSETTS 02459

ATTACHMENT A

#280-98(2)

CITY OF NEWTON

IN BOARD OF ALDERMEN

December 4, 2000

ORDERED:

That the Board, finding that the public convenience and welfare will be substantially served by its action and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, hereby grants the following AMENDMENT TO SPECIAL PERMITS and SITE PLAN APPROVALS #280-98 and #548-88, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor, through its Chairman, Alderman Susan M. Basham:

1. The Board finds that the public convenience and welfare will be served by the petitioner responding to the market demand for self-service fueling stations without abandoning full-service.
2. The Board finds that the service station is a well-run business, and the change in use will allow the owner to continue serving the community's needs.

PETITION NUMBER: 280-92(2)
PETITIONER: Community Service Stations, Inc.
LOCATION: 79 Needham Street
OWNER: Community Service Stations, Inc.
ADDRESS OF OWNER: 1253 Worcester Road, Suite 201
Framingham, MA 01701
TO BE USED FOR: Conversion of five of the six existing full-service fueling stations to self-service; the sixth fueling station will remain as full-service.
CONSTRUCTION: Not Applicable.

EXPLANATORY NOTE: The petitioner is proposing to amend Board Orders #280-98 and #548-88 to allow for the conversion of five full-service fueling stations to self-service; Section 30-5-(c)(2) states that no self-service gasoline service station shall be located within a residential zone.

Attest

Edward B. English

2000 DEC -6 AM 10:53
CITY CLERK
NEWTON, MA 02459
2001 JAN -5 PM 4:23
CITY CLERK
NEWTON, MA 02459

MSD 01/05/01 03:31:08 870 32.25

service stations with self-service pumping facilities shall be allowed without a special permit; and Section 30-13(b)(8) requires a special permit in Mixed Use 1 Districts for gasoline service stations with self-service gasoline pumping facilities.

Land referred to is located in Mixed Use 1 District.

Approved, subject to the following conditions:

1. All existing buildings, parking areas, driveways, and other site features shall be maintained, and the utilization of the fueling pumps ("full" vs. "self" service) shall be located consistent with a plan entitled "Site Plan to Accompany Petition of Community Service Stations, Inc.," prepared by Bohler Engineering, P.C., dated 9/27/00.
2. Regardless of whether the accessory snack sales permitted by Board Order #548-88 continues, the service station shall provide on-site service and repair for customer vehicles.
3. That, except as amended by this board order, all conditions of Board Orders #280-98 and #548-88 shall remain in effect.
4. No building permit shall be issued pursuant to this SPECIAL PERMIT and SITE PLAN APPROVAL until:
 - a. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a Certified copy of this Board Order granting this SPECIAL PERMIT and SITE PLAN APPROVAL with appropriate reference to the book and page of the recording of the Petitioner's title deed or notice of lease endorsed thereon.
 - b. A certified copy of such recorded notice shall have been filed with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.
5. The five self-service fueling stations authorized by this SPECIAL PERMIT and SITE PLAN APPROVAL shall not be used until:
 - a. The petitioner has filed with the City Clerk, the Department of Inspectional Services and the Department of Planning and Development, a statement by a registered architect or registered engineer certifying compliance with Condition 1.

Attest

Edward H. English

City Clerk of New Bedford

Under Suspension of Rules
Readings Waived and Approved
22 yeas 0 nays 2 absent (Ald. Salvucci and Schnipper)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the CITY CLERK on 12/6/00. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:

Linda Finucane

(SGD) EDWARD G. ENGLISH, City Clerk

acting Clerk of the Board of Aldermen
LINDA FINUCANE

I, Edward G. English, as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on 12/6/00 and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

ATTEST:

Linda Finucane

(SGD) EDWARD G. ENGLISH, City Clerk

acting Clerk of the Board of Aldermen
LINDA FINUCANE

A True Copy
Attest

Edward G. English

JAN 05 2001

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX S.S. _____

SOUTH DIST. REGISTRY OF DEEDS
CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING
IS A TRUE COPY OF A PAPER
RECORDED IN BOOK _____
PAGE _____

Eugene C. Barnes






REGISTER

870

Land Use Map

City of Newton,
Massachusetts

Legend

-  Industrial
-  Public/Charitable
-  Commercial
-  Residential
-  Railroads

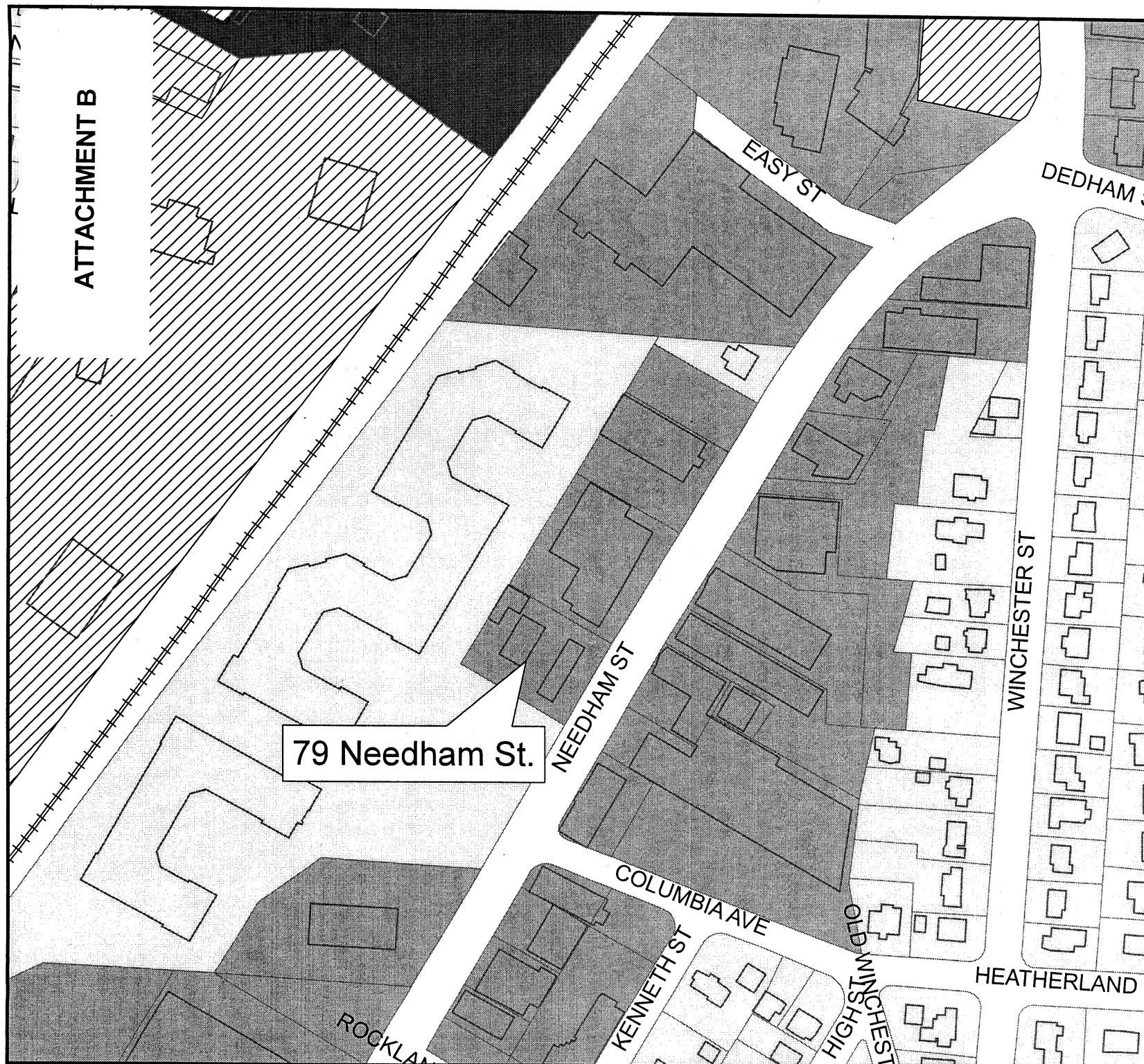


The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

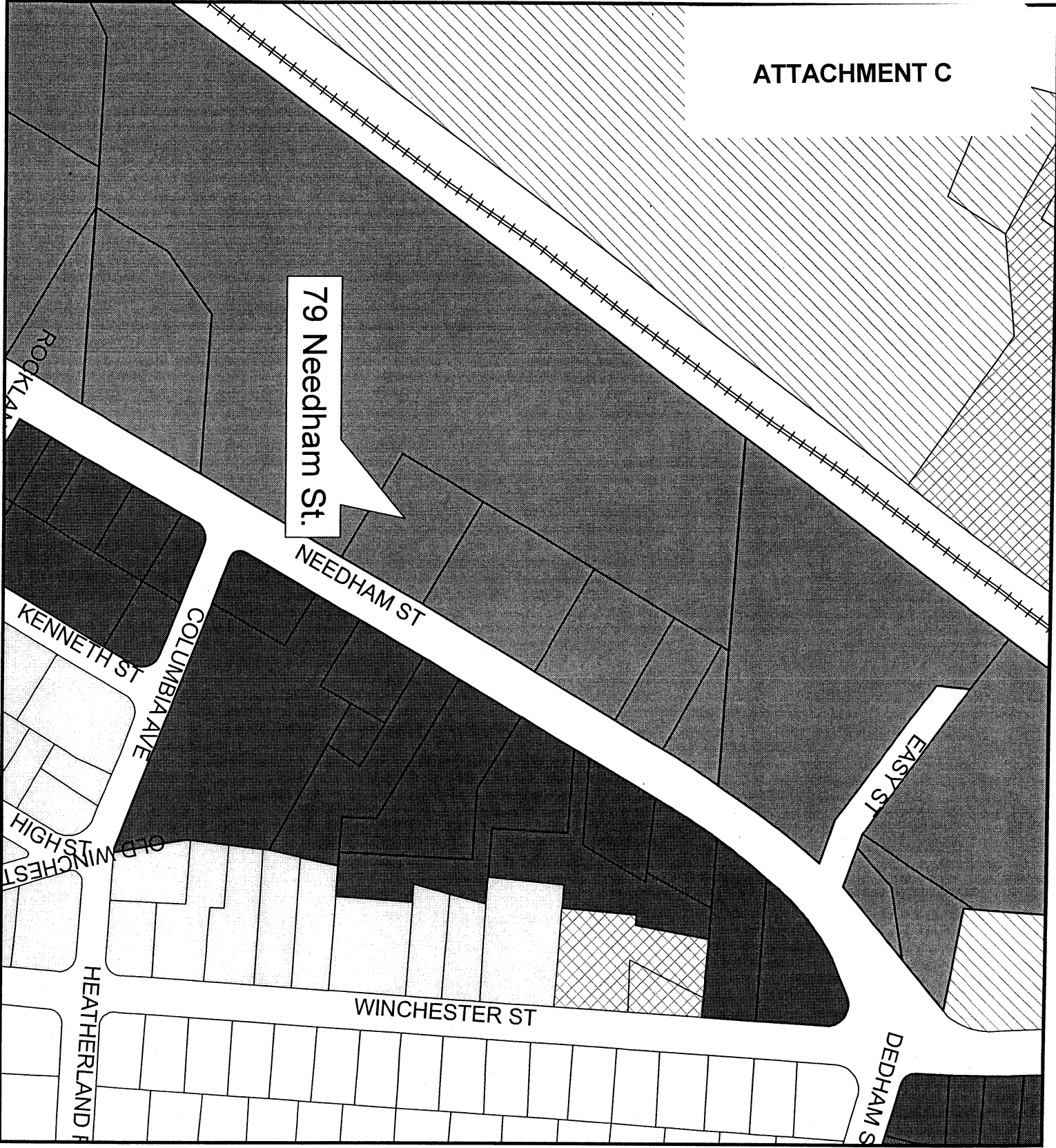
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MAP DATE: November 06, 2008



79 Needham St.

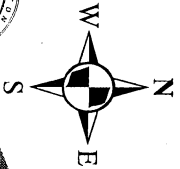


Zoning Map

City of Newton,
Massachusetts

Legend

- Railroads
- Mixed Use 1
- Mixed Use 2
- Single Res. 3
- Multi-Res. 1
- Manufacturing
- Public Use



90 45 0 90 Feet

The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

ATTACHMENT D

Newton Full Serve Spreadsheet

Month	Reg	Spec	Super	<i>Full-Serve</i> Total Sales/Mo.	Total Gallons/Mo.	<i>Full-Serve</i> % of Total Galls/Mo.
Beginning	81816	27904	62085			
8/31/2004	84133	28948	64106	5382	143925	3.739
9/30/2004	86886	30026	66137	5862	141500	4.143
10/31/2004	89616	30880	67994	5441	147957	3.677
11/30/2004	92266	31712	70111	5599	141263	3.964
12/31/2004	95310	32752	72471	6444	142795	4.513
1/31/2005	98397	34059	74520	6443	132721	4.855
2/28/2005	101320	35059	76352	5755	124497	4.623
3/31/2005	104364	36177	78355	6165	139360	4.424
4/30/2005	106933	37075	80029	5141	139344	3.689
5/31/2005	110098	38176	81907	6144	149133	4.120
6/30/2005	112669	39125	83911	5524	144407	3.825
7/31/2005	115359	39858	85792	5304	140550	3.774
8/31/2005	117696	40790	87164	4641	139476	3.327
9/30/2005	119928	41617	88666	4561	141511	3.223
10/31/2005	122479	42368	90687	5323	140222	3.796
11/30/2005	124964	43336	92603	5369	127494	4.211
12/31/2005	127730	44149	94598	5574	137991	4.039
1/31/2006	130034	44957	96478	4992	136007	3.670
2/28/2006	132084	45542	98080	4237	116625	3.633
3/31/2006	134950	46410	100049	5703	141363	4.034
4/30/2006	137642	47141	101670	5044	144900	3.481
5/31/2006	140377	47803	103576	5303	150318	3.528
6/30/2006	142893	48677	105271	5085	147635	3.444
7/31/2006	144978	49399	106590	4126	139128	2.966
8/31/2006	146912	50043	107781	3769	139933	2.693
9/30/2006	148798	50607	109018	3687	129549	2.846
10/31/2006	150954	51334	110318	4183	136884	3.056
11/30/2006	152985	51922	111678	3979	127903	3.111
12/31/2006	155362	52739	113054	4570	137105	3.333
1/31/2007	157582	53527	114793	4747	134106	3.540
2/28/2007	159799	54345	116302	4544	122034	3.724
3/31/2007	162125	55159	117807	4645	138690	3.349
4/30/2007	164542	55950	119428	4829	144786	3.335
5/31/2007	167088	56615	120968	4751	152201	3.122
6/30/2007	169010	57392	122430	4161	153122	2.717
7/31/2007	170460	57878	123615	3121	140953	2.214
8/31/2007	172387	58562	124706	3702	138274	2.677
9/30/2007	174450	59298	126015	4108	141673	2.900
10/31/2007	176582	60098	127666	4583	147061	3.116
11/30/2007	179012	60867	129150	4683	143923	3.254
12/31/2007	181592	61602	130746	4911	136536	3.597
1/31/2008	184101	62187	132641	4989	136036	3.667
2/29/2008	186463	62767	133897	4198	131581	3.190
3/31/2008	188873	63480	135301	4527	139662	3.241
4/30/2008	190918	64006	136454	3724	137989	2.699
5/31/2008	193486	64680	137382	4170	152439	2.736
6/30/2008	195870	65339	138380	4041	144096	2.804
7/31/2008	197731	65748	139199	3089	131885	2.342

Comparison of Gas Prices at Newton Gas Stations

Address		Number of Pumping Stations			Self-Service Prices (\$)			Full-Service Prices (\$)			Survey Date
Number	Street	Total	Self-Service	Full-Service	Regular	Medium	Premium	Regular	Medium	Premium	(Parentheses indicate 2nd visit)
75-79	NEEDHAM ST	6	5	1	2.659 (2.599)	2.859 (2.859)	2.959 (2.959)	2.759 (2.699)	2.959 (2.959)	3.059 (3.059)	10/27/2008 (10/29/2008)
732	BEACON ST	6	6		2.599	2.979	3.099	-	-	-	10/27/2008
1094	BEACON ST	8	8		2.63 (2.63)	2.83 (2.83)	2.95 (2.95)	-	-	-	10/27/2008 (10/29/2008)
325	BOYLSTON ST	4	4		2.699	2.819	2.939	-	-	-	10/27/2008
960	BOYLSTON ST	4		4				2.599	2.799	2.859	10/27/2008
1365	CENTRE ST	4		4	-	-	-	2.899	3.219	3.499	10/27/2008
1010	CHESTNUT ST	4		4				2.899	3.169	3.319	10/27/2008
2066	COMMONWEALTH AVE	6	6		2.699	2.899	2.999	-	-	-	10/28/2008
2078	COMMONWEALTH AVE	4		4	-	-	-	2.699	2.899	2.999	10/28/2008
14	ELLIOT ST	6		6				2.599	2.799	2.849	10/27/2008
361-363	WASHINGTON ST	4		4	-	-	-	2.679	2.859	2.999	10/29/2008
650	WASHINGTON ST	4		4	-	-	-	2.679	2.879	2.979	10/29/2008
875	WASHINGTON ST	4		4	-	-	-	2.599	2.659	2.859	10/29/2008
1169	WASHINGTON ST	4		4	-	-	-	2.699	2.879	2.999	10/28/2008
1200	WASHINGTON ST	8	4	4	2.599	2.859	2.959	2.599	2.859	2.959	10/28/2008
1236	WASHINGTON ST	4		4	-	-	-	2.599	2.899	2.999	10/28/2008
1958	WASHINGTON ST	4		4				2.95	3.05	3.25	10/27/2008
979	WATERTOWN ST	8	6	2	2.699	2.899	2.999	2.799	2.999	3.099	10/28/2008
50	WINCHESTER ST	4		4				2.599 (2.519)	2.889 (2.849)	2.979 (2.939)	10/27/2008 (10/29/2008)
Totals		90	34	56							

The survey was conducted on three consecutive days over which gas prices declined slightly. The average price of regular unleaded self-serve gas in Massachusetts was \$2.65 on 10/27/2008, \$2.61 on 10/28/2008, and \$2.59 on 10/29/2008.



CITY OF NEWTON, MASSACHUSETTS

FIRE DEPARTMENT HEADQUARTERS

1164 Centre Street, Newton Center, MA 02459-1584
Chief: (617) 796-2210 Fire Prevention: (617) 796-2230
FAX: (617) 796-2211 EMERGENCY: 911

ATTACHMENT F



David B. Cohen
Mayor

Joseph E. LaCroix
Chief

Alderman George Mansfield
Land Use Committee
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, Ma 02459

October 27, 2008

Re: 77 Needham Street

Dear Mr. Mansfield,

We have reviewed the site plans for the self-service gas station at 77 Needham Street. This is to advise you that the Newton Fire Department has stamped the plans and approves the site layout for fire accessibility. The owner will have to comply with Code of Mass Fire Regulations 5. (CMR 5.00)

We will of course be reviewing the plans relative to Fire Prevention matters during the building permit process.

Sincerely,


Bruce A. Proia
Assistant Chief of Operations

Cc: Michael Peirce, Esq.
Deputy Mike Castro, Fire Prevention
✓ Candace Havens, Planning and Development

Zoning Review Memorandum

Dt: September 18, 2008

To: John Lojek, Commissioner of Inspectional Services

Fr: Eve Tapper, Chief Zoning Code Official
Candace Havens, Chief Planner 

Cc: Michael Kruse, Director of Planning and Development
G. Michael Peirce, representing Community Services Stations
Ouida Young, Associate City Solicitor

RE: Request to allow for the provision of self-service gasoline sales at all multi-product dispensers on site.

Applicant: Community Service Stations	
Site: 79 Needham Street	SBL: Section 51, Block 28, Lot 19
Zoning: MU-1	Lot Area: 16,625 square feet
Current Use: Gasoline Service Station with five self-service pumps and one full-service pump	Proposed Use: Gasoline Service Station with six self-service pumps.

Background: The subject property consists of a 16,625 square feet lot improved with a gasoline service station with six pumping stations. Five of the six pumping stations are self-service. The sixth pumping station is currently full-service. A Special Permit approved per Board Order #280-98(2) permitted the five self-service pumps. The current application requests an amendment to that Board Order to allow for the conversion of remaining full-service pump to self-service.

Administrative determinations:

1. The subject site is located in the MU-1 zoning district. Section 30-13(b)(8) allows a gasoline service station in the MU-1 zoning district by Special Permit. The following review is based on the materials and plans received to date referenced under Plans and Materials Reviewed, below.
2. Section 30-5(c)(2) states that a Special Permit is required for a gasoline service station with self-service pumping facilities in any zoning district in the City. The current application requests this Special Permit.

Zoning Relief Summary		
Ordinance		Action Required
	Amendment to existing Special Permit	
30-13(b)(8) and 30-5(c)(2)	Amend SP and Board Order 280-98(2) to allow the remaining full-service pumping	SP per §30-24

	station to be converted to self-service.	
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Plans and materials reviewed:

- “Site Plan to Accompany Petition of Community Service Stations, Inc.,” dated 7/11/08 and stamped by Stephen P. DeCoursey, Civil Professional Engineer
- “Abutters Plan,” dated 7/11/08 and stamped by Stephen P. DeCoursey, Civil Professional Engineer